Karen Johnson Davidson County
Batch# 771252 DEEDWARR
12/09/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20211209-0163595

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: JUNE 14, 2025
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-18-2024

02-NSH21-03259

Address of New Owner:	Send Tax Bills to:	Tax Information:
Beshoy G Farah 524 Maxine Drive Antioch, TN 37013	Beshoy G Farah 524 Maxine Drive Antioch, TN 37013	173-01-0-187.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert G Fisher, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Beshoy G Farah, a single man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 13-A, Zone Lot Division of Lot 13, on the Plan of Monte Carlo Subdivision, Section 4 of record in Book 6250, Page 577, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert G. Fisher, an unmarried person by Warranty deed from Ann Nguyen, a married person of record in Instrument No. 20070517-0059080 Register's Office for Davidson County, Tennessee, dated May 16, 2007 and recorded on May 17, 2007. (Value of consideration shown in aforementioned deed $79,900.00.) Being also known as 524 Maxine Drive Antioch, Tennessee 37013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 524 Maxine Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7th day of December, 2021

Robert G Fisher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of December, 2021, before me personally appeared Robert G Fisher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public



My Commission Expires: June 14, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 12-7-2021.

Affiant Signature

12-7-2021

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY